Saint Paul Planning Commission City Hall Conference Center 15 Kellogg Boulevard West

Minutes June 13, 2008

A meeting of the Planning Commission of the City of Saint Paul was held Friday, June 13, 2008, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Mmes. Donnelly-Cohen, Faricy, Lu, Morton; Porter, Smitten, Wencl; and

Present: Messrs. Alton, Bellus, Goodlow, Gordon, Johnson, Kramer, Nelson, Spaulding,

and Ward.

Commissioners

Absent:

Messrs. *Barrera, *Commers, *Cudahy, *Margulies, and *Rosemark.

*Excused

Also Present: Larry Soderholm, Planning Administrator; Peter Warner, City Attorney, Wendy

Lane, Department of Safety and Inspections, Allan Torsternson, Lucy Thompson, Donna Drummond, Patricia James, Merritt Clapp-Smith, Luis Pereira, Jessica Rosenfeld, Shelley Miller, and Sonja Butler, Department of Planning and

Economic Development staff.

I. Approval of minutes May 30, 2008.

<u>MOTION</u>: Commissioner Ward moved approval of the minutes of May 30, 2008. Commissioner Kramer seconded the motion. The motion carried unanimously on a voice vote.

II. Chair's Announcements

Chair Alton announced that both of the Planning Commission meetings in July 2008 will be at the Central Corridor Resource Center at 1080 University Avenue, with public hearings at those meetings on the Station Area Plans.

III. Planning Administrator's Announcements

Larry Soderholm reported on planning-related business at the City Council for last week and their agenda for next week.

IV. PUBLIC HEARING: <u>Sober House Zoning Study</u> - Item from the Neighborhood Planning Committee. (*Luis Pereira*, 651/266-6591)

Chair Alton announced that today the City of Saint Paul Planning Commission is holding a public hearing on the Sober House Zoning Study and draft ordinance, and that notice of the public hearing was published in the St. Paul Legal Ledger on June 5, 2008.

Luis Pereira, PED staff, presented information about the Sober House Zoning Study and draft

ordinance. Mr. Pereira said the City Council passed a resolution in 2005 directing PED to do a zoning study pertaining to sober houses, and that the city's Zoning Code does not currently include zoning regulations that apply specifically to sober houses. The City Council resolution asked for a review of current laws and codes, including any limitations on municipal regulation, an answer to whether neighborhood notification was possible, and recommendations for amendments to the Zoning Code.

The Federal Fair Housing Act & amendments (FFHA) prohibits practices that discriminate against individuals on the basis of race, color, religion, sex, national origin, familial status, and disability. Legally, people who are in recovery from chemical dependency are considered disabled. Sober house residents are protected by the FFHA.

The US Supreme Court has decided that individuals in recovery from chemical dependency and living together in a single family home cannot be excluded from zoning districts under family composition rules. The St. Paul zoning Code defines "family" as either:

- 1. Parent(s) with their children and up to two others not related.
- 2. Four or fewer unrelated individuals.

Many other cities have similar definitions. Why is the definition of "family" relevant to sober houses? Even if a sober house has more than four unrelated individuals living together in a dwelling unit, which is in violation of the City's definition of "family," it is unlawful for the City to refuse to make "reasonable accommodations" in land use and zoning rules, policies, and practices where exceptions might be necessary to give individuals with disabilities an equal opportunity to use and enjoy a dwelling.

Besides ensuring equal opportunity, what does the ordinance seek to do? It ensures that sober houses are safe for residents and it ensures that sober houses are integrated into the community. When the City becomes aware of a "sober house," a Fire Marshal inspects the house in terms of basic "life safety" issues. The fire marshal issues a fire certificate of occupancy and the building official issues the certificate of occupancy. Part of the discussion with the Fire Marshal and plan review has been that Fire had not referred the operators to plan review to get a permit for the conversion in the past. However, now things have changed whereby Fire tells the property owner that a permit is required for the conversion, the zoning administrator's office reviews a questionnaire to determine whether to grant a reasonable accommodation, and then the certificate of occupancy is issued.

Mr. Pereira said the study proposes adding a definition of "sober house" in the Zoning Code, as follows:

Sober House – A dwelling unit occupied by more than four (4) persons in recovery from chemical dependency and considered handicapped under the Federal Fair Housing Act Amendments of 1988 that provides a non-institutional residential environment in which the residents willingly subject themselves to rules and conditions intended to encourage and sustain their recovery. The residents of a sober house are similar to a family unit, and share kitchen and bathroom facilities and other common areas of the unit. Sober houses are financially self-supporting. This definition does not include facilities that receive operating revenue from governmental sources. Sober houses do not provide on-site supportive services to residents, including the following: mental health services; clinical rehabilitation services; social services; medical, dental, nutritional and other health care services; financial management services; legal services; vocational services; and other similar supportive

services.

Operators of a proposed sober house would fill out and submit a questionnaire to help the zoning administrator determine what the land use is, i.e., a "sober house" or some other residential use, and what reasonable accommodation is being requested.

Chair Alton read the rules of procedure for the public hearing.

The following people spoke:

1. Theresa Heiland, representing Union Park Council/District 13, 1570 Concordia Avenue. Ms. Heiland said there was a sign being held up in the audience and it said: Sober Houses Save Lives. She said the Council is extremely grateful for that, and that this ordinance should benefit sober house residents and surrounding neighbors. Ms. Heiland noted District 13's position paper on the proposed Sober House Ordinance had been submitted, and she summarized the four key points.

First, the goal of the Sober House Ordinance: The main goal of any new sober house ordinance should be to balance the needs of legitimate sober houses with their surrounding neighborhood.

Second, Occupancy Standards. City staff needs to address the development of reasonable occupancy standards that can meet the standards of the Fair Housing Act.

Third, defining and maintaining Sober House Status. A sober house should be granted a waiver of city occupancy rules under the Fair Housing Act's doctrine of reasonable accommodation only if operated as a bona fide sober house, and this is regularly verified.

Fourth, operation of sober houses. Sober houses must operate in a fashion that allows them to fit into the surrounding residential neighborhood.

2. John Curtiss, 1258 Goodrich Avenue, St. Paul, MN. Mr. Curtis is President of the Minnesota Association for Sober Homes (MASH). MASH is an organization that is dedicated to promoting quality, effective sober living communities in the state. They represent 37 sober homes in St. Paul. Sober homes have quietly existed in the Twin Cities for fifty years. Unlike group homes, sober homes are not service dependent organizations. They are not licensed group homes. This is a very important distinction. It has been estimated that in the 1970s and 1980s there were probably more sober houses than there are today. Sober houses are and have always been a vital element in recovery. The people living in these homes are sober, working, involved citizens. They are all about sobriety and caring for one another, work ethic, civic and community involvement. The City's recent study regarding sober housing has no evidence that sober houses are on the rise. There is no evidence that sober houses contribute to a higher crime rate. There is no concrete evidence that sober houses contribute to parking problems in the community. The Police and Fire Marshals will tell you that these are not the properties we have to worry about in St. Paul. They are safe, clean and well mannered properties. So what is the problem the city is trying to fix? Requiring persons with disabilities to fill out a questionnaire, divulging personal and private information which is not required by any other family of similar size, is discriminatory. Sober people should be able to pick the community they choose to live in without discrimination at this vulnerable

time in their lives. We as a city need to support the development of safe sober neighborhoods. These homes represent the solution not the problem.

Chair Alton stated that he thought Mr. Curtis said in a previous meeting that some regulation is acceptable to the MASH organization, and asked if that is the case.

Mr. Curtis said that MASH supports self-regulation through the association of sober house operators. We have set a standard of ethical conduct guidelines, educational guidelines that show people what a well run sober house looks like and how to do it properly.

Commissioner Nelson asked what Mr. Curtis meant when he said that the ordinance would eliminate all sober houses.

Mr. Curtis said that the lot size requirement, a larger lot size than for any other family of similar size, would make all but 3-5 of the existing sober houses nonconforming.

Commissioner Nelson wanted to know if it is entirely a lot size issue, or the concentration issue that would eliminate some of the sober houses.

Mr. Curtis said that concentration is the other issue. To say a group of five people are not able to live within 300 feet of five other sober people is discriminatory.

Commission Gordon asked if the MASH position is that the City can not impose any regulations.

Mr. Curtis said that the City can't regulate this beyond life safety and building codes.

3. John Leonard, 461 Goodhue, St. Paul, MN. He has been in recovery for the last eight years, lived in a sober house for 13 months in 2000, and is now a homeowner. Mr. Leonard said he would not be standing here today if not for sober houses. Saint Paul is known all over the world as one of the best places for people to come and get sober. This proposal would have prohibited the sober house I lived in.

Commissioner Nelson asked what in the ordinance would have prohibited the sober house he lived in.

Mr. Leonard thinks the spacing, parking, and lot size requirement would have prohibited it. It was not far from another sober house just down the street.

Commissioner Nelson asked what helped with your recovery, the fact that there was another sober house close by or the home environment?

Mr. Leonard said it was the supportive family environment. The more people he had in the family unit supporting him the better, sort of the herd mentality. If you stay close to the herd you are less likely to get picked off by the hyenas.

4. Diane Poole, 3525 45th Avenue South, Mpls., MN. Ms. Poole is a woman in recovery. She has worked with women in recovery for over 30 years. Women need to be together to support each other so that they can get well and go back to their families and their jobs. The

spacing requirement will affect many women. Women have a right to live in a good and safe neighborhood that is vibrant and alive. This ordinance would prohibit the sober house she lived in, and harm the ability of women to climb some of the mountains they have to overcome this crippling and deadly disease. They should not have to fill out forms or have space requirements.

Commissioner Wencl wanted to clarify that the questionnaire is for the operator to fill out not individual residents.

Ms. Poole said individuals would have to fill out a release with their private information on it and that would become public record.

Commissioner Ward questioned what Ms. Poole meant when saying that by having space requirements it limits safety, how does that pertain to safety?

Ms. Poole said there are many sober houses right now that would not operate, period. The space limitation affects the people in sobriety and their safety because they would not have any place to go. Some would be on the streets.

- 5. Phil Gerlach, 2005 Marshall Avenue, St. Paul, MN. He has been working with the Merriam Park, Payne Phalen and West 7th residents for 15 months and they fully support sober houses in the community. He noted that several court cases found against cities because of their reasonable accommodation procedures, not because of occupancy caps/dispersal limits. The draft ordinance gives sober houses relief from regulations that apply generally; that is "reasonable accommodation." Sober houses operators want them to be integrated into the neighborhood environment, and not become institutionalized. Mr. Gerlach fully supports the ordinance with some amendments to the definition that he will submit in writing.
- 6. Nadia Hill, 862 Summit Avenue, St. Paul, MN. Ms. Hill lives in a sober house with 6 other women. She works 30 to 40 hours per week. Her sober house has a four car garage, but ¾ of the women use public transportation. This is her family and she considers this her home. Many of the women in her sober house would be on the streets if it were not for this house.
- 7. Andra Bruner, 3545 Holmes Avenue, Mpls., MN. Ms. Bruner is the parent of a young man who suffers from the disease of alcoholism and addiction. Her son has needed and is living in sober housing. We live in a country of equal rights for all, so how can we discriminate against people who have a disease they did not choose. This ordinance is discriminatory, unjust and unfair. Ms. Bruner suggested that everyone read a book by David Chef called *Beautiful Boy*, which humanizes the issue.
- 8. Chris Edrington, 180 George Street, W. St. Paul, MN. He is the owner of Saint Paul Sober Living. He operates 8 houses in St. Paul, 1 in Minneapolis and 1 in Colorado; 100 beds total. Mr. Edrington explained the model he developed and why this ordinance will disrupt it. The sober houses he operates are single family in single family neighborhoods, and all of his houses have a Certificate of Occupancy from the fire marshal. There is not a crisis with sober housing in St. Paul; there are only 37, so why the new regulations? Mr. Edrington's sober houses are set up to look and act like a normal single family residence in a normal neighborhood, with 7 to 10 residents. It is a key for sober house residents that it looks, acts and feels like a normal home in a normal neighborhood. Lot size and separation are issues.

Alcoholics should not be isolated into their own rooms, which is a death sentence for them. The requirement for big lots would isolate them from services and human interaction they need, because it would be hard to find such large lots where they want to locate in the city. One of Mr. Edrington's houses is at 888 Laurel Avenue and the neighbors have complimented the residents there. They did not even know that their neighbors were a sober house. This family model, where you can exist as a family and relate to each other on that level, is the saving grace for an alcoholic's lifestyle, which is usually isolated and alone. There are vibrant sober communities in Saint Paul.

Chair Alton asked what the average stay is.

Mr. Edrington said the minimum is a 6 month stay, the average is 9 months.

Chair Alton was concerned with how to deal with a relapse.

Mr. Edrington said that the resident is asked to leave immediately, but they help find a safe place to go after a relapse, such as back to a treatment center.

Commissioner Porter asked what the criteria for siting a sober house is.

Mr. Edrington said proximity to the sober community, coffee houses, AA meetings, and transit.

Commissioner Nelson asked about the extent of the assistance they provide to people who relapse.

Mr. Edrington said it is one alcoholic to another, sharing an experience, peer to peer, non-clinical.

Commissioner Nelson asked if Mr. Edrington does more then the typical landlord?

Mr. Edrington said yes, probably.

- 9. Justin Dienl, 139 Western Avenue, South St. Paul, MN. He grew up in Saint Paul and had gotten into a lot of trouble before he got sober. Now he manages a men's sober house. With the new rules proposed he would not have been able to live in a sober house. He had lived in an apartment with another alcoholic and a crack user, and the sober house gave him a different option.
- 10. Patrick Deneen, P.O. Box 16281, St. Paul, MN. Managing operator of Saint Paul Second Step Supportive Housing Program, which operates 6 sober houses in Saint Paul. The ordinance that is being proposed would close one of those houses. He is delivering a message as a disabled person, an alcoholic person. His mother died an alcoholic and a drug addict. His dream is that the Planning Commission will not pass this proposed discriminatory legislation. Mr. Deneen is also a member of MASH, Minnesota Association of Sober Homes. Residents live together as a family supporting each other in their recovery from this disease. They need unrestricted access to bus, food shelves, and employment, not housing discrimination based on the number of residents, parking spacing, lot sizes etc. He is against

this discriminatory ordinance.

Chair Alton asked Peter Warner, City Attorney if this ordinance would close one of Mr. Deneen's sober houses.

Peter Warner, City Attorney said no that is not the intent or purpose of the ordinance.

Chair Alton asked how the ordinance would impact existing sober houses?

Luis Pereira, PED staff, showed a slide about legal nonconforming use status for existing sober homes. The city has 37 sober houses that we know about, and any that may not conform with new regulations would have legal nonconforming status and could remain. For a sober house that the city does not know about, there are several options to gain legal nonconforming status.

Commissioner Spaulding asked if the existing sober houses should come forward before the ordinance goes into effect.

Mr. Pereira said yes, and a questionnaire to document that it is a sober house and the reasonable accommodation being requested (which does not include questions about individuals) should be filled out by the operator.

11. Daniel Williams-Goldberg, 1386 Fairmont Avenue, St. Paul, MN. Mr. Williams-Goldberg came to Saint Paul from New York City for treatment in 1998. The halfway house he was living in kicked him out after he broke some rules. The accessibility to a sober house was the key for him. Without that he can say he would not be here. He is now a business owner, married with three children. He has bought houses and made them into sober houses. There are always people needing rooms, someone that wants to be sober. Living as a family unit in a sober house environment saves people with this disease.

Commissioner Nelson asked Mr. Williams-Goldberg to describe the houses he has converted into sober houses.

Mr. Williams-Goldberg said one was a duplex converted into a single family home. Six to 8 people lived there, with three parking spots and usually 2 cars. They were given curfews and required to clean and keep house. As the owner of the house he would attend the weekly meeting at the house to hold people accountable. That is what families do; families hold each other accountable, and that creates a great environment.

12. Nathan Wardwell, 607 Lincoln Avenue, St. Paul, MN. Mr. Wardwell is in recovery and a former resident of sober living. He is employed by the Hazelden Foundation as the alumni representative. He spoke about the existence of a safe stable system of sober living as a vital part to the recovery process. Hazelden is one of the premier treatment facilities that entrusts lives of clients to sober houses. Sober houses are saving the lives of many people including him. Mr. Wardwell feels these sober houses are being over regulated to the point of regulating them out of existence. People come here from all over the country and they pay taxes. These people not only hold jobs in the community, but most of the sober houses have regulations that they be of service within the community.

Commissioner Wencl asked if Hazelden recognizes licensed vs. non-licensed sober houses.

Mr. Wardwell said that there are no licensed sober homes.

Commissioner Wencl asked how Hazelden knows about new start up sober houses and how referral works.

Mr. Wardwell said they do not refer to new organizations (sober houses) until they are established.

Commissioner Gordon asked what position Hazelden takes on the concentration issue.

Mr. Wardwell said he can't speak for Hazeldon, but that it is convenient to be near coffee shops, AA meetings, and other sober houses.

- 13. Terry Troy, 1594 Edgecumbe Road, St. Paul, MN. He is with Real Estate Equities, a St. Paul business for over 30 years, and he manages many residential rental properties. Mr. Troy is here speaking as a taxpayer concerned that the city is taking on something that other cities have spent millions of dollars to argue and so far have lost. The city study has not shown why these new regulations are needed; there are no effects on property values, crime, safety and so forth. Why take on this expense when there are only 37 houses in the city? If the city takes this on, will you get legal advice that there has some good chance to succeed? If the city fails legally and high costs follow, people will wonder why as guardians of city money we took this on when there is no problem. Is it worth the risk?
- 14 Jane Prince, 1004 Burns Avenue, St. Paul, MN. Ms. Prince is here both as a neighbor of the Dayton's Bluff Neighborhood and to provide history of Ward 4 office involvement. she said we are unnecessarily polarized on this issue. The issue is not the legitimate sober houses. In 2005 when the City Council asked for this study the fire inspectors had identified 70 possible sober houses in St. Paul. Since there are 37 legitimate sober houses in St. Paul, those are the ones that all of us agree should continue to run and saves lives and do the good work that they are doing. The problem is that until we have a clear definition of *sober house* in the code an operator can go into the Department of Safety Inspections office and indicate something is a sober house and we would just take their word that it is a sober house.

As a consequence, for something the owner claims is a sober house in Dayton's Bluff, the owner has indicated that sobriety is not required. So what is it, is an illegal rooming house? There was a group of women in a sober house on West 7th Street where the owner decided he no longer wanted women in the house, but wanted men, and gave the women an immediate notice to vacate. This is not what you call a well run legitimate sober house doing their best work in the residents. In Merriam Park recently, a sober house owner with "Transition Homes," worked on the building without a building permit, occupied the home before getting a Certificate of Occupancy, and lied to zoning staff and a fire inspector about occupancy. These are not the practices that the legitimate sober houses in the Minnesota Association of Sober Houses recommend. These are issues that could be worked out together if MASH and neighbors met together to work on this ordinance. Instead of being polarized by the process that has been used to date, in which the City met with the sober house providers at one meeting and met with neighbors in another meeting. The City should get a firm number for the sober houses that are allowed to exist at occupancy levels of over 4 unrelated adults,

because it far exceeds 37, and if it is not 70 it was 70 in 2005.

Ms. Prince also questions legitimate sober homes that have ignored mailings from the City. If a 1 or 2 unit property is being rented, they should be well informed about the requirement to have a Certificate of Occupancy. And that is a problem with the number of sober houses that are not known.

15. Randall Young, 2367 E. Bush Avenue, St. Paul, MN. Mr. Young is the owner of two sober houses, 1530 Snelling and 719 Stewart. Over the last 5 to 6 months, there has been lots of attention on this issue, lots of press. And residents are asking if they are going to lose their house, and what is going to happen if this ordinance passes. Mr. Young has tried to assure the residents living in the sober house that it is going to be OK. The key is to be a part of the neighborhood, help out neighbors, mow the lawn, shovel snow, whatever they can do. It is not up to sober houses to prove why they exist; it should be up to the City to prove why they think they need to regulate sober houses.

Commissioner Ward wanted to know if Mr. Young thought that there were illegitimate sober houses.

Mr. Young said yes there probably are.

Commissioner Ward asked what he suggests for people who are making a bad name for the legitimate sober houses, and if he thinks there should be some type of regulation.

Mr. Young said the goal of MASH is to police their own houses, train their house managers, and hold up to a standard of ethics within their houses. MASH believes that as their organization grows and prospers and becomes more and more known in the field of recovery, then referrals to houses that are not willing to be a part of MASH will dry up.

Commissioner Ward asked is he is suggesting that MASH rather than the City police the houses, and if he is against any City regulation.

Mr. Young said that any city regulation is illegal. Sober houses are single family homes and are required to be safe and have a certificate of occupancy, but other then that there should be no regulations needed or required.

Chair Alton wanted to clarify the number of sober houses; he has heard 37 and 70.

Luis Pereira, PED staff, said the number 35 sober houses comes from the list maintained by the Department of Safety and Inspections and fire inspectors, which addresses the zoning and the number of people in the house the last time it was inspected.

Leanna Shaff, DSI fire inspector, said she does not know where the number 70 sober houses came from. What we rely on is the sober community or neighbors telling where they are, and they have been very good at telling us. The number 35 for sober houses is accurate.

16. David Lillehaug, former US Attorney, representing (MASH) Minnesota Association of Sober Houses. Mr. Lillehaug said he submitted a letter that is sufficiently dense. It has enough citations of case law to explain MASH's position. The draft sober house ordinance would be

legislating exclusively about a protected class of people. You can take whatever the legislation is and insert some other protected class; it is the same issue as dispersal of people of a certain national origin or people of a certain sexual orientation. If the intention is to grandfather existing sober houses, then the ordinance should say so. As he read the ordinance, the dispersal requirements, the parking requirements and the lot requirements would apply to existing sober houses. Mr. Lillehaug showed a map of the MASH sober houses, indicating that under the dispersal requirements a number of existing sober houses that are clean, well run, have access to transportation and are saving peoples lives would be illegal.

Commissioner Kramer asked how many locations are represented on the map.

Mr. Lillehaug said there are 18 locations east of I-35E, on the map he showed and submitted.

Mr. Lillehaug asked what really is the issue? In the testimony from the neighborhood representatives today, he did not here any of them say they can't park their car because of a sober house. He did not hear any sober house residents say their lot is too small or that they need to be dispersed further from other sober houses. What they did talk about was that it is helpful to have good access to transportation, to be close to coffee houses and services, and to live with and near to other sober people. The issue seems to be that there sober houses out there that nobody really knows about, the outliers that are not well-run. If there are such places then the City staff, MASH representatives and the neighborhood associations can work together to define what a sober house is. MASH doesn't want illegal rooming houses claiming to be sober houses, but distance and lot area requirements don't get to that problem.

Mr. Lillehaug said that he has read a lot of memos to the Planning Commission from the City staff and City attorneys. There is no memo from the City Attorney's office going item by item in this proposed ordinance saying it is legal. The fact that there is no case authority upholding such ordinances and response to challenges should be a signal. And if you are going to deal with a problem of outlier sober house operators, dispersal requirements is not the way to go about that. The way to go about it is to deal with the problem and define what a sober house is and work with the legitimate operators who have helped make Saint Paul a center of the recovery movement.

Commissioner Kramer asked, from a zoning perspective, how he would suggest that the City deal with the good sober house providers and other sober house providers.

Mr. Lillehaug said not to focus on the dispersal, parking, and lot size requirements. One potential way to do it would be to require that if someone wants to request a reasonable accommodation from a zoning law that they have to register as a sober house. There would be a definition they would have to meet. There would have to be a process where if there is disagreement about the definition, then that can be resolved.

<u>MOTION</u>: Commissioner Wencl moved to close the public hearing, with all written testimony to be submitted by 4:30 p.m. on Friday, June 13, and to refer the matter back to the Neighborhood Planning Committee for review and recommendation. Commissioner Ward seconded the motion. The motion carried unanimously on a voice vote.

Zoning Committee

NO OLD BUSINESS

NO NEW BUSINESS

Chair Morton announced the Zoning Committee's Agenda for the June 19, 2008 meeting.

V. Comprehensive Planning Committee

Chair Donnelly-Cohen announced the next meeting is Tuesday, June 17, 2008. The items on the agenda are the Housing Chapter of the plan and the Mississippi River Critical Area regulations update.

VI. Neighborhood and Current Planning Committee

<u>Seven University Avenue Central Corridor Station Area Plans</u> – Recommendation to release plans for public review and set public hearing dates on July 11 and July 25, 2008. (*Donna Drummond*, 651-266-6556)

Donna Drummond of the planning staff gave an overview presentation on the draft station area plans for the seven planned University Avenue LRT stations. She described the planning process, which was overseen by a community steering committee chaired by Commissioner George Johnson. Commissioner Barb Wencl also served on the committee. Ms. Drummond explained that each plan includes sections on the history and current conditions in the station area, the planned location of the LRT platform, public realm and open space, building scale and density, and movement within the station area. The seven plans have two "bookend" chapters, which include an introduction chapter and an implementation chapter (called "Moving Forward"). Ms. Drummond stated that the Neighborhood Committee is recommending two public hearing dates for the plans. July 11 is recommended for the hearing on the Snelling, Fairview, Raymond, and Westgate Plans, and July 25 is recommended for the hearing on the Rice, Dale, and Lexington Plans.

Commissioner Nelson noted that station platform design has recently been in the news and asked what input the City has on these designs. Ms. Drummond indicated that the Metropolitan Council is in charge of the design, engineering, and construction of the LRT line itself, but that the two cities, two counties, and the University of Minnesota are partners with them in that process. City staff participate in meetings with Central Corridor project office staff to discuss station design and other issues, and the Mayor sits on the Central Corridor Management Committee, which is the primary advisory committee to the Metropolitan Council on design of the line.

<u>MOTION</u>: Commissioner Wencl moved the Committee's recommendation to release the Seven University Avenue Central Corridor Station Area Plans for public review and set public hearings on July 11th and July 25, 2008. The motion carried unanimously on a voice vote.

VII. Communications Committee

No report

VIII. Task Force Reports

	Phalen Corridor and Phalen Village (time primplementation. A PED staff presentation. (A Gontarek, 651/266-6674)	permitting) - A case study of city planning and Allan Torstenson, 651/266-6579 and Dave
	Not enough meeting time.	
IX.	Old Business	
	None	
Х.	New Business	
	None	
XI.	Adjournment	
	Meeting adjourned at 11:16 a.m.	
Sonja Plann	rded and prepared by Butler, Planning Commission Secretary ing and Economic Development Department, of Saint Paul	
Respectfully submitted,		Approved(Date)
•	Soderholm, AICP ing Administrator	Marilyn Porter Secretary of the Planning Commission

No report

Butler\Fleming\June 13, 2008